



West Truckee Meadows/Verdi Citizens Advisory Board

Minutes of the West Truckee Meadows Citizen Advisory Board meeting held at Roy Gomm Elementary School, 4000 Mayberry Drive, Reno, NV on September 17, 2018, 6:00pm.

1. ***CALL TO ORDER/PLEDGE OF ALLEGIANCE** – The meeting was to order at 6:11 pm.
2. ***ROLL CALL/DETERMINATION OF A QUORUM** –

Members present: Joseph (Andy) Giddings, Carly Borchard, Daniel Lazzareschi

Absent: Matthew Buehler, Dale Lazzarone, Anthony DoMoe

3. ***PUBLIC COMMENT** –

Gene Gardella asked if this meeting was properly noticed. Andy Giddings said the project is presented during the Washoe County CAB meeting, and County is required to post for this meeting. A public member said this is a cooperative planning project, and it needs to be heard during City, Washoe County, and Planning Commission.

A public meeting said he received an agenda with dead links.

4. APPROVAL OF AGENDA FOR THE MEETING OF SEPTEMBER 17, 2018 (for Possible Action) – Andy Giddings moved to approve the Agenda for September 17, 2018. Daniel Lazzareschi seconded the motion to approve the agenda for September 17, 2018. Motion passed unanimously.

5. ELECTION OF OFFICERS - Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2018/2019 term, elected officers will be effective immediately. **(for Possible Action)**

MOTION : Chair – Andy Giddings nominated Carly Borchard as chair person. Daniel Lazzareschi seconded the motion to nominate Carly Borchard as chair. Motion passed unanimously.

MOTION: Vice Chair - Carly Borchard nominated Andy Giddings as Vice Chair. Daniel Lazzareschi seconded the motion to nominate Andy Giddings as Vice Chair. Motion passed unanimously.

6. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 18, 2018 (for Possible Action) – Carly Borchard moved to approve the meeting minutes of June 18, 2018. Daniel Lazzareschi seconded the motion to approve the minutes. Motion passed unanimously.

7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application.

7.A. City of Reno LDC18-00087 (Meridian 120 South Villages 3 & 4) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to City of Reno staff on a request for: 1) a tentative map to develop a 285 unit single family attached residential townhouse subdivision; and 2) special use permits for: a) single family, attached condominium/townhouses (over 100 dwelling units) in the Arterial Commercial (AC) zone; and b) grading with fills of 10 feet or more. The ±42.1 acre project site is located south of Interstate 80, west of the intersection of Boomtown Garson Road and Blue Heron Circle in the Arterial Commercial (AC) Mortensen-Garson Overlay District (MGOD) zones. The site has Master Plan Land Use designations of Suburban Mixed-Use, Mixed Employment and is within the Mortensen-Garson Neighborhood Plan. **(for Possible Action)**

- Supporting Information 1, 2, 3, 4, 5, 6
- Applicant/Property Owner: BT South, LLC

- Location: Southwest corner of Interstate 80 and Garson Road
- Assessor's Parcel Number: Portions of 038-120-03, 10, and 13
- Staff: Nathan Gilbert, City of Reno Planner;
- Reviewing Body: Reno Planning Commission, Date TBD

Andy Durling, Wood Rodgers, representative for Meridian South, provided a project PowerPoint presentation:

- Application is in review with City of Reno; this application went to NAB a few weeks ago
- Proposing South Villages 3 & 4 located on the south side of interstate 80 at Boomtown and Garson
- Tentative map stage for 285 condo/single family attached; 3 units in 95 triplexes
- He showed the site map
- Rezoned for arterial commercial
- Steamboat Ditch is the southern boundary of the project
- 1200-1900 sq ft. homes with two car garages
- Trail networks - Trails along the Steamboat Ditch linking to other trail; shared use path on the developed side
- Mortensen-Garson Overlay District
- Improve the storm drainage with crossings
- Mortensen-Garson Planning Area requires level of standards 'C' with roads/traffic
- West Reno Water Company is the current private water provider – TMWA is in the process of taking over and purchasing West Reno Water Company. The system has been designed to TMWA's standards.

7.B. City of Reno Meridian 120 South Villages 5 & 6 – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to City of Reno staff. Application documents will be provided at the meeting. **(for Possible Action)**

- Applicant/Property Owner: BT South, LLC
- Location: Approximately 1,800 lineal feet southwest of the corner of Interstate 80 and Garson Road
- Assessor's Parcel Number:
- Staff: Nathan Gilbert, City of Reno Planner;
- Reviewing Body: Reno Planning Commission, Date TBD

This development application has not been submitted to City of Reno yet; work in progress. Working towards submittal. Andy Durling said they are requesting feedback early in process.

Site location: Up on hills above Villages 3 & 4

Village 5:

Open space

205 homes – 9K sq ft lot minimum

126 flat lots, 59 lots with daylight basements

Village 6:

69 total lots

Public Comment:

Michael Leoli asked if the access from the mountains be cut off; where will the kids go to school because Roy Gomm is full. He asked about US mail delivery because there is no rural delivery.

Addi Archerus said she has different information regarding the signed water agreement. There is a delay on that. Meridian 1 and 2 want to use a private water purveyor. They are in court about it. The Garson overpass improvements and off ramps are concurrent with any developments. Improvements are developers responsibility. Tax payers will end up paying for the overpass.

Ed Coffey said he has been here 27 years. The amount of development within the community is insane. City of Reno has said they cannot fund Fire Protection, schools are overfilled, and traffic issues. They are proposing 500 homes with poor infrastructure. There is only one way in and out if there is a fire. There are existing homes plus these new 500 homes using one overpass during a fire evacuation. He said there is no such agreement with TMWA. They want to raise the low portion of the ditch so their project is not flooded, but downstream will be flooded. Steamboat Ditch cannot give access to the developers let alone others for public access. Access is for maintenance only. Make sure these loose ends get addressed. This development needs to be tabled until they can sustain the growth that is coming.

Loren Spillite said this meeting should not continue until Meridian 1 & 2 gets settled. Most of these places had irrigation water rights which dries up our wells. He spoke about density. He said we lived on 1 acre, but somehow there was a zoning change and we weren't notified. He said Belli ranch signed a petition.

Fletcher said in the last council meeting, he said he spoke about the untruths. He said the Steamboat Ditch is prepared to vote on this. He said the project representative stated they are going to vote, but Lawrence is on the board with Boca Dam, and they said nothing is going on regarding this project. They are presenting things that they don't have. He said he spoke to TMWA, and there is no agreement in the near future. They have lawyered up. They aren't telling the truth. He spoke about the Steamboat Ditch easement. The walking trail in Idlewild there are people camping and living down by the trail. The City of Reno won't enforce or remove the people. It's creating a mess, and not solving anything. He said Curti hadn't spoke to developers in months. They are not talking to the agencies they say they are speaking with

Tina House spoke about water; there isn't the proper amount of water in Verdi. She said she is on her second water well. She said she had 28 gpm, but now at 5gpm. She asked where is the water going to come from. She spoke about fire safety. We have no fire department, no fire hydrants, no water tanks, and no plans for a fire station. There is no funding in the City for a fire department. Current response time is over 8 minutes. There has to be a fire department put in place and manned with 4 men so they can respond to wildland fire in the community.

Gideon Caplovitz said we are reminiscing 10 years since the last market crash. We learned 10 years ago, development can destroy communities if not done well. He spoke about the 600 additional homes on top of the current homes. He said we don't have the schools or fire. There is a way to development in Verdi with sustainable future, community with principles and values that we love in Verdi. It needs to be done right. Shame on the developer for forcing this. People will pay \$800,000 for a house that will be ruined in a couple of years. Demand better of yourself.

Erika White said she is a retired developer. She said they did what the community wanted, ethical development. She said they took their concerns to the City Council. There is lack of representation for this area. Implement the right thing – honesty, stay true to your roots. Council will not hear us otherwise we wouldn't be here. Villages 1 & 2 were denied. She said she is ashamed of what these developers are doing. They are piggybacking on our hard work. They are piecemealing it together. Tell the developer to go home, they are not welcome here.

Shane Sykes said Reno City Council sent Village 1 & 2 was sent it back to planning in order for it to be presented as a comprehensive plan since there was so many questions to be addressed. That was 80 homes. Now these additional villages have more than 280 homes. The phrases used during council were: 'this cake is half baked,' 'death by 1,000 cuts.' It was asked to come back with a more comprehensive package. They are not addressing the current issues. They are not bringing a comprehensive package tonight.

Vern Andersen said he lives on the California side of Verdi. He said he attended a council meeting; there are issues in both states. He said we are part of Verdi, the town the time forgot and decades won't improve. He said Andy stated at a previous meeting that deer herds weren't going to be affected. The developers don't live here. Someone needs to listen to us. Something needs to be said and done. The issue is Reno annexation. Houses use to be built slowly and well made.

Deanna Radcliff asked Andy about the traffic study. Each house would have 10 average daily trips. She asked about fire and townhomes. Provide development documents for the Verdi library for public review. She asked if wildlife impacts need not to be considered.

James Brownfield said it's not Wood Rodgers or Andy's fault; he said its unfortunate the rep from Reno left this meeting. He asked where is his daughter going to go to school. We need to push Reno to make decisions that benefit us instead of taking our land and considering the affects.

Gene Gardelli said he lives in Verdi. He said he is glad this meeting is held; it's the first point for the community to say something about this project. He said they attended the Planning Commission and Reno City Council with a cohesive argument. He said we would like to see all the community's concerns are addressed. He encourages the community participate in the process. He spoke about fire safety. California has had several fires this year with a lot of impact; if we don't address escape routes, the city and county will have to face widowers and fathers and mothers of those who have died. He spoke about escape routes –a narrow under pass, adjacent to this project. There is no way you can get any of the proposed 2,000 people out of the area. He said he wants that issue addressed. Where are the escape routes; it's required to have two routes for evacuation. The under pass is not adequate. If it's not addressed now, it won't be addressed. He spoke about NDOT; NDOT wants to know the traffic impacts at build-out; what impacts at build-out and how it will be paid for. Each one of these houses will have a \$10K fee to be put into a fund to build additional road infrastructure.

4 other people provided written comment.

Andy Durling addressed concerns:

Garson access road to public lands would be upheld and perpetuated

This land was already annexed. There was a settlement agreement between Reno and county. MGRD stipulates what gets done.

Schools have been identified, dedicated and required for later phases. He said they are working with school district to turn over land to the District. The District said they will need schools in the later phases. There are plans to expand current schools or transport students to other schools from Verdi to Gomm. The school district has 10 year CIP for planning schools. They are building schools to address capacity needs.

He said they don't get involved with the post office needs.

No sales prices have been established yet

TMWA purchase/sale agreement has been signed. It's not fully executed. They are providing feedback to West Reno Water for system improvements. Agreement signed with stipulations. Surface water is addressed in the Mortensen Garson plan – Long term water plan for Mortensen Garson water is surface water and transition away from ground water. TMWA is predominately surface water.

Traffic improvements with roundabouts. He said there are higher standards they have to adhere to. The developer pays for that. Regional road impact fees will be applied over 10 year period. New development will pay for improvements.

Traffic study – away from urban center, traffic trips are different. Rural have lower trip generation; 10 average daily trips for single family detached versus lower trips for single family attached.

Fire access is going to phased fire access plan. He showed extension of Boomtown Garson; he said its divided access. Two roadways parallel – open for fire department to get in. He showed additional access to accommodate emergency vehicles.

Design of home: City of Reno will stipulate the height and coverage, but architecture and floor plans are part of the applicants proposal.

Zoning – Arterial Commercial – multifamily, townhomes, for sale product versus apartments that are for rent.

He said he would be happy to provide design documents at Verdi library

It's not proposed to be annexed, it's already annexed. Mortensen-Garson Overlay District addresses certain standards, and if it isn't addressed, City of Reno addresses it.

Steamboat Ditch – he said they have been working with Mike Pawning and their engineering representative. He said they were advised to submit an encroachment permit under review of Shane Dyer.

Phillip S. asked about 'should' and 'would.' Andy said there are a lot of things we can do, but some aspects are determined by the City. There are requirements that have to be addressed.

Surface water will ultimately be the primary water source.

Board comments:

Daniel Lazzareschi said this is a City of Reno project which means it will have fire hydrants. He asked about proposed triplexes; they would be on sprinkler systems because of their building type, it's required by code. He asked if the materials are fire retardant. Andy Durling said the building structure materials will be stucco and concrete shingles. Daniel asked about schools and fire – is there any way to know the buildout of secondary access for fire and schools. Andy said they have land for future schools. He said they are working with the other property owner to identify needs.

Andy Giddings about grading fills in Villages 3&4. Andy Durling said they are to raise the valleys; they would be grading with geotechnical study. The fill material would be construction grade, compacted, compacted reports conducted with no settlement anticipated. It would continuous grading and fill. It can happen simultaneously. Each village is over 10 million in construction costs. Andy Giddings said he works for OSHA, and they need to come and present. Andy Durling said City of Reno dedicated fire station will be in the south east corner of Garson and interstate 80; they are discussing how it will be funded.

Carly Borchard asked about the traffic study; is that per village? Or is it all inclusive. Andy Durling said they have submitted an accumulative study to NDOT. He said there is a traffic study just for what his client is doing. She asked for timeframe for construction. Andy said we are in tentative map process through planning and Reno City council – he said the final map process takes 9 months to a year for review. He said probably 18 months or longer until construction. She asked about the supporting documents online. Andy said he will make sure the links are fixed. Carly said until water, school, and all the issues are addressed, this is not ready.

Daniel asked about the overpass improvement. Andy said his client isn't planning to do it.

Carly said we will forward the comments to the County.

8. *CAB MEMBER ANNUAL TRAINING – Annual CAB Training presentation by Washoe County staff which includes an overview about the County and the CAB program; and introduction to Nevada Open Meeting; and the Planning Application Process. The presentation will be followed by a question period for CAB members about the training.

The board members asked about development in City without an updated plan. Trevor spoke about regional planning.

9. *PUBLIC OFFICIAL REPORTS

9.A. *Washoe County Commissioner - Commissioner Marsha Berkbigler (District 1) was not in attendance. Commissioner Berkbigler may be reached at 775-328-2005 or mberkbigler@washoecounty.us . (This item is for information only and no action will be taken by the CAB).

9.B. *Washoe County Commissioner - Commissioner Jeanne Herman (District 5) provided an updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Herman may be reached at 775-501-0001 or landfindercountry@gmail.com (This item is for information only and no action will be taken by the CAB).

She said she was the only vote to keep the volunteer fire station. She spoke about unincorporated towns – there is a meeting tomorrow night, 6 p.m. at Highland Ranch in Cold Springs. She said the board would control the funding.

10. *CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members. (This item is for information only and no action will be taken by the CAB).

- Carly said she is on the Ward 5 NAB board as well as a member of a non-profit Verdi community council.
- Daniel said on Saturday, October 6 is a permaculture tour for home sustainability.

11. *PUBLIC COMMENT –

A public member request that all the phases come back together in one presentation.

Tina House asked if the State has to be involved.

Fletcher Hills said there are multiple agencies have to be involved regarding the ditches. He said the presentations are lies. The proposals do not address the issues. There are nothing happening even though the developers said they are in discussion.

Deanne Radcliff said she was surprised Andy couldn't address the percentage or breakdown of village 3 & 4. She wants a presentation about village 3, 4, 5 & 6. She said there was a small agenda package from May 2018. There was zero information.

Dennis Cocker spoke about sufficient water for fire. He said the bridge is over capacity.

A public member spoke about water capacity. He said it's not enough – they will be using limited amount of water, and the ingress and egress isn't suffice. Local people don't have fire sprinklers. You are adding to intensity. The cow tunnel is an invitation to death.

Erika White said she wants to forward a comment – this is a huge liability to Reno and cities around this development. There is one way in and out. The council needs to be on notice. The city, county, and council members and planning need to be on notice, if this goes through, they will have major liability. Washoe County is standing up and speaking for environment and protection.

A public member spoke about water. She said she spoke with the state engineer – she said he wouldn't have signed off if he knew about the water code.

ADJOURNMENT – meeting adjourned at 8:35p.m.

Number of CAB members present: 3

Number of Public Present: 45

Presence of Elected Officials: 1

Number of staff present: 1

Submitted By: Misty Moga